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EORGE E. COLE LEGAL FORMS	TRUST DEED (ILLINOIS) For Use With Note Form 1448 (Monthly Payments including interest) NUTION: Consult a lawyer before using or acting under this warranties, including merchantability and fitness, are exclusing the consultation of the consultat	FORM NO. 206 April, 1980 orm. ided.	30 APR 84 9: 27	270	63512	
THIS INDENTURE, DetweenEmil:	made 3-24 (P) io Salgado & wife Nativida	<u>30-84 g</u> g d Salgado	2 27	063512	A - REC	10
2154-56 N. Ke (NO. Al	Mortgagors," and	IL (STATE)				
	E IMPROVEMENT CO.					
herein refer d to s' to the legal holder herewith, execute b note Mortgagors p. o' Dollars, and interest per annum, such prin	ro Avenue Chicago No STREET) "Trustee," witnesseth: That Whereas Mortga a rincipal promissory note, termed "XosyMik ortgagors, made payable to Bearer and de nse a var the principal sum of F111 from 1 days after completing	ebalance of principal reminents as follows:One	aining from time hundred f	to time unpaid at ifty-three	e and 12/100	
shall be due on the _to accrued and unpair the extent not paid w made payable at _holder of the note ma principal sum remain case default shall occur and continue for thre expiration of said thr protest.	of each and every month thereafter until said 125 day o	all such payments on accordine remainder to principal; syment thereof, at the rate, Cago, IL 60639, note further provides that erest thereon, shall become to fprincipal or interest in ent contained in this Trust by reto severally waive provides that the provides t	ant of the indebte the portion of ea of 45 pe at the election o eat once due an accordance with Deed (in which- esentment for pa	edness evidenced teh of said installi- er cent per annun- or at f the legal holder d payable, at the the terms therecevent election may ment, notice of	and interest, if not soc by said note to be ap- ments constituting pri n, and all such payme such other place as thereof and without n place of payment afc for in case default s by be made at any timu dishonor, protest and	oner paid, plied first ncipal, to ents being the legal octice, the tresaid, in hall occur after the I notice of
also in consideration	ORE, to secure the payment of the said price and of this Trust Deed, and the performanc of the sum of One Dollar in hand paid, the le Trustee, its or his successors and assigns, to gin the City of Chicago	oal sum of money and inter of the commants and agree receir, when of is hereby he following described Re	acknowledged, al Estate and all	ntained, by the M Mortgagors by the of their estate, i	provisions and limitation ortgagors to be perfor hese presents CONV right, title and interes STATE OF ILLINO	rmed, and EY AND at therein,
to Chicago	orth 15 feet Lot 2 in Block being a Subdivision of the					
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THE FOLLOWING ARE THE COVENANTS, CONDITIONS AND PROVISIONS REFERRED TO ON PAGE 1 (THE REVERSE SIDE OF THIS TRUST DEED) AND WHICH FORM A PART OF THE TRUST DEED WHICH THERE BEGINS:

- 1. Mortgagors shall (1) keep said premises in good condition and repair, without waste; (2) promptly repair, restore, or rebuild any buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from buildings or improvements now or hereafter on the premises which may become damaged or be destroyed; (3) keep said premises free from mechanic's liens or liens in favor of the United States or other liens or claims for lien not expressly subordinated to the lien hereof; (4) pay when due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory due any indebtedness which may be secured by a lien or charge on the premises superior to the lien hereof, and upon request exhibit satisfactory evidence of the discharge of such prior lien to Trustee or to holders of the note; (5) complete within a reasonable time any building or buildings evidence of the discharge of such prior lien to Trustee or to holders of the note.
- Mortgagors shall pay before any penalty attaches all general taxes, and shall pay special taxes, special assessments, water charges, sewer service charges, and other charges against the premises when due, and shall, upon written request, furnish to Trustee or to holders of the note the original or duplicate receipts therefor. To prevent default hereunder Mortgagors shall pay in full under protest, in the manner provided by statute, any tax or assessment which Mortgagors may desire to contest.
- 3. Mortgagors shall keep all buildings and improvements now or hereafter situated on said premises insured against loss or damage by fire, including and windstorm under policies providing for payment by the insurance companies of moneys sufficient either to pay the cost of replacing lightning and windstorm under policies providing for payment by the insurance companies satisfactory to the holders of the note, under insurance or repairing the same or to pay in full the indebtedness secured hereby, all in companies satisfactory to the holders of the note, such rights to be evidenced by the standard mortpolicies payable, in case of ioss or damage, to Trustee for the benefit of the holders of the note, such rights to be evidenced by the standard mortpolicies payable, in case of ioss or damage, to Trustee for the holders of the note, such rights to be evidenced by the standard mortpolicies payable, in case of each policy, and shall deliver all policies, including additional and renewal policies, to holders of the note, and in case of insurance about to expire, shall deliver renewal policies not less than ten days prior to the respective dates of expiration.
- 4. In case of default therein, Trustee or the holders of the note may, but need not, make any payment or perform any act hereinbefore required of Mortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior end to hortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior end to hortgagors in any form and manner deemed expedient, and may, but need not, make full or partial payments of principal or interest on prior end to hortgagors in any form and manner deemed expedient, and may but need not, make full or partial payments of principal or redeem of the state selection said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized from a state selection said premises or contest any tax or assessment. All moneys paid for any of the purposes herein authorized and all expuses paid or incurred in connection therewith, including reasonable attorneys fees, and any other moneys advanced by Trustee or the holders of the note to the note of the note of the note shall become immediately due and payable without no ice and with interest thereon at the rate of nine per cent per annum. Inaction of Trustee or holders of the note shall never be considered as a waiver of any ight a cruing to them on account of any default hereunder on the part of Mortgagors.
- 5. The Try eec the holders of the note hereby secured making any payment hereby authorized relating to taxes or assessments, may do so according to any off, alternation estimate procured from the appropriate public office without inquiry into the accuracy of such bill, statement or estimate or it to the validity of any tax, assessment, sale, forfeiture, tax lien or title or claim thereof.
- 6. Mortgagors shall ay a chitem of indebtedness herein mentioned, both principal and interest, when due according to the terms hereof.

 At the election of the holders of the principal note, and without notice to Mortgagors, all unpaid indebtedness secured by this Trust Deed shall, notwithstanding anything in he principal note or in this Trust Deed to the contrary, become due and payable when default shall occur in payment of principal or interest, or in cree-lefault shall occur and continue for three days in the performance of any other agreement of the Mortgagors herein contained.
- 7. When the indebtedness her by sourced shall become due whether by the terms of the note described on page one or by acceleration or otherwise, holders of the note or Truine's'. Il have the right to foreclose the lien hereof, there shall have all other rights provided by the laws of Illinois for the enforcement of a mor gage debt. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures as dexpenses which may be paid or incurred by or on behalf of Trustee or holders of the note for debtedness in the decree for sale all expenditures as dexpenses which may be paid or incurred by or on behalf of Trustee or holders of the note for automosys' fees, Trustee's fees, appraiser's fee, outly sy for documentary and expert evidence, stenographers' charges, publication costs and costs attorneys' fees, Trustee's fees, appraiser's fee, outly sy for documentary and expert evidence, stenographers' charges, publication costs and costs attorneys' fees, Trustee's fees, appraiser's fee, outly sy for documentary and expert evidence, stenographers' charges, publication costs and costs attorneys' fees, Trustee's fees, appraiser's fee, outly sy for documentary and expert evidence, stenographers' charges, publication costs and costs attorneys' fees, Trustee's fees, appraiser's fee, outly sy for documentary and expert evidence, stenographers' charges, publication costs and costs attorneys' fees, Trustee's fees, appraiser's fee, outly sy for documentary and expert evidence, stenographers' charges, publication costs and costs attorneys' fees, Trustee's fees, appraiser's fee, outly sy for documentary and expert evidence, stenographers' charges, publication costs and costs attorneys' fees, Trustee's fees, appraiser's fee, outly so decrease and expenses of the abstracts of title, title searches and costs and
- 8. The proceeds of any foreclosure sale of the premises sh. Il be distributed and applied in the following order of priority: First, on account of all costs and expenses incident to the foreclosure proceedings, incident all such items as are mentioned in the preceding paragraph hereof; second, all other items which under the terms hereof constitute secured and ledness additional to that evidenced by the note hereby secured, with interest thereon as herein provided; third, all principal and interest remaining a unpaid; fourth, any overplus to Mortgagors, their heirs, legal representatives or assigns as their rights may appear.
- 9. Upon or at any time after the filing of a complaint to foreclose this ir stleed, the Court in which such complaint is filed may apport receiver of said premises. Such appointment may be made either before or after sall, without notice, without regard to the solvency or insolve receiver of said premises. Such appointment may be made either before or after sall, who notice, without regard to the solvency or insolve of Mortgagors at the time of application for such receiver and without regard to the premises or whether the same shall be to occupied as a homestead or not and the Trustee hereunder may be appointed as sich receiver. Such receiver shall have power to collect the results issues and profits of said premises during the pendency of such foreclosure suit and in ase of a sale and a deficiency, during the full statu issues and profits of said premises during the feeding of the premises during the protection, whether there be redemption or not, as well as during any futher times when Mortgagors, except for the intervention period for redemption, whether there be redemption or not, as well as during any futher times when Mortgagors, except for the intervention such receiver, would be entitled to collect such rents, issues and profits, and all other powers which may be necessary or are usual in such cases such receiver, would be entitled to collect such rents, issues and profits, and all other powers which great half the protection, possession, control, management and operation of the premises during the whole of said period. The Court from time to time the protection, possession, control, management and operation of the premises during the whole or in part of: (1) The indebtedness secured hereby, or by authorize the receiver to apply the net income in his hands in payment in whole or in part of: (1) The indebtedness secured hereby, or by decree foreclosing this Trust Deed or of any provision hereof shall be subject to any defense which would
- 10. No action for the enforcement of the lien of this Trust Deed or of any provision hereof that I subject to any defense which would not be good and available to the party interposing same in an action at law upon the note hereby secure.
- Trustee or the holders of the note shall have the right to inspect the premises at all reasons of times and access thereto shall be per-
- 12. Trustee has no duty to examine the title, location, existence, or condition of the premises, nor that Trustee be obligated to record this Trust Deed or to exercise any power herein given unless expressly obligated by the terms hereof, nor alliable for any acts or omissions hereunder, except in case of his own gross negligence or misconduct or that of the agents or employees of Trustee, and he has a require indemnities satisfactory to him before exercising any power herein given.
- 13. Trustee shall release this Trust Deed and the lien thereof by proper instrument upon presentation of satis. It is vividence that all indebtedness secured by this Trust Deed has been fully paid; and Trustee may execute and deliver a release hereof to argue the request of any debtedness secured by this Trust Deed has been fully paid; and Trustee may execute the principal note, representing and all indebtedness person who shall either before or after maturity thereof, produce and exhibit to frustee the principal note, representing and all indebtedness hereby secured has been paid, which representation Trustee may accept as true without inquiry. Where a release is requested of, so recessor trustee, and accept as the genuine note herein described any note which bears a certificate of identification put porting to be exceuted as prior trustee hereunder or which conforms in substance with the description herein contained of the principal note and which put to be executed a certificate on any instrument identifying same as the principal note described herein, he may accept as the get in principal note herein described any note which may be presented and which conforms in substance with the description herein contained of the principal note and which purports to be executed by the persons herein designated as makers thereof.
 - 14. Trustee may resign by instrument in writing filed in the office of the Recorder or Registrar of Titles in which this instrument shall have

been recorded or filed. In case of the death, resignation, inability or refusal to act of Trustee, shall be first Successor in Trust and in the event of his or its death, resignation, inability or refusal to act, the then Recorder of Deeds of the county in which the premises are situated shall be second Successor in Trust. Any Successor in Trust hereunder shall have the identical title, powers and authority as are herein given Trustee, and any Trustee or successor shall be entitled to reasonable compensation for all acts performed hereunder.

15. This Trust Deed and all provisions hereof, shall extend to and be binding upon Mortgagors and all persons claiming under or through Mortgagors, and the word "Mortgagors" when used herein shall include all such persons and all persons at any time liable for the payment of the indebtedness or any part thereof, whether or not such persons shall have executed the principal note, or this Trust Deed.

	The Installme	ent Note men	tioned i	n the	within	Trust	Deed	has	been
TANT									

IMPORTANT
FOR THE PROTECTION OF BOTH THE BORROWER AND LENDER, THE NOTE SECURED BY THIS TRUST DEED SHOULD BE IDENTIFIED BY THE TRUSTEE, BEFORE THE TRUST DEED IS FILED FOR RECORD.